

A. CALL TO ORDER – Chairman Pedroza called the meeting to order at 6:01 p.m.

PRESENT: Commissioners Elvis Dias, Geoff Powers, Jim Reape, Kristin Bettencourt, and Chairman Victor Pedroza.

ABSENT: Commissioners Constance Anderson and Nick Hackler

Commissioner Anderson was seated at 6:08

B. APPROVAL OF MINUTES

1. Accepting minutes of Special Planning Commission meeting of October 19, 2017.

Motion by Commissioner Powers seconded by Commissioner Reape to accept the minutes as submitted. Motion carried unanimously with Commissioner Hackler absent.

C. ANNOUNCEMENTS

Senior Planner, Katie Quintero introduced Eric Picciano, the Interim Development Services Director/Chief Building Inspector/City Engineer and Anthony Orosco, Senior Civil Engineer.

Katie Quintero noted the greensheet for item G2 the Time Extension for VTSM 05-17 and stated staff would discuss it further during the public hearing for the item.

D. PUBLIC PARTICIPATION

Milt Trieweiler spoke in appreciation of retired Planning Manager Debbie Whitmore's work in the Planning Department and for the City. He also expressed concern about the upcoming recession, quality of the air in the valley, long term droughts, and sustainability issues in the City of Turlock and hoped the City continued the level of community planning into the future.

Amy Thomas CSU Stanislaus Director for Safety & Risk Management expressed concerns about traffic safety, dim lighting and speeding around the University campus and would like to work with the City discuss some of the issues. She provided the Commissioners with a handout highlighting the areas of concern.

Several representatives from the community and CSU Stanislaus spoke about their experiences with traffic safety around the University and spoke in favor of working with the City to make the areas of concern safer.

Robert Puffer spoke in favor of increasing pedestrian safety around the University campus and noted that any lighting concerns on campus should be addressed to the University.

Chairman Pedroza ask if staff could look into installing lighting at unmarked cross walks.

E. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

None

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

The following agenda items are subject to the requirement for disclosure of Ex Parte Communications:

Planning Commissioners will disclose Ex Parte Communications immediately following the introduction of each of these items by the Planning Commission Chair, as they appear on the agenda below.

- **G.1 PLANNED DEVELOPMENT 253; REZONE 06-02 TIME EXTENSION**
- **G.2 TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP 2005-17, (LEGENDS NORTH 3)**

Due to a prior commitment Commissioner Dias stepped down at 6:39 pm and was not resealed.

F. CONSENT CALENDAR

None

G. PUBLIC HEARINGS

***CONSENT ITEMS**

None

NONCONSENT ITEMS

These items will be individually discussed and reviewed in detail.

1. PLANNED DEVELOPMENT 253, REZONE 06-02 TIME EXTENSION

Associate Planner, Adrienne Werner presented the staff report. Ms. Werner explained that the project was a request for a one-year time extension for the previously approved Planned Development 253 and Rezone 2006-02. The project creates a 5-lot single family residential project, four (4) residential lots and one (1) remainder, ranging from 5,780 – 16,480 square feet in size. The lots are accessed via a 20-foot wide private road. The existing home on the subject site will remain. Ms. Werner explained that during the 2006 Planning Commission public hearing the neighbors expressed concern with the reducing the size of the lots and the loss of privacy if two-story homes were built. The Planning Commission did not approve the reduction in lot size, as the applicant requested, and required that only single-story homes were allowed to be built. The project would be developed to the Low Density Residential (RL) development standards.

Ms. Werner explained that the project has not changed from the original approvals in 2006. The request for the time extension will allow the developer time to submit and finalize the parcel map and get the project back on track.

Ms. Werner noted that some conditions from the previous resolutions have been met and added that the conditions of approval from Planning Commission Resolution 2006-17 and City Council Resolution 2006-211 have been consolidated into Planning Resolution No. 2017-20. This consolidation of conditions into one resolution reduces potential confusion of the requirements for the project.

Michael McNaughton, the applicant, made himself available to answer questions.

Commissioner Hackler was seated at 6:43

PUBLIC HEARING:

Chairman Pedroza opened the public hearing. No one spoke. Chairman Pedroza closed the public hearing.

MOTION: Motion by Commissioner Reape seconded by Commissioner Powers to grant a one-year time extension for Planned Development 253 (Rezone 2006-02), having determined that the project is Categorical Exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15332 (In-fill Development) and/or §15162 Subsequent EIRs and Negative Declarations, and that all of the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolution 2017-20. Motion carried unanimously with Commissioner Hackler abstaining and Commissioner Dias absent.

2. TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP 2005-17, (LEGENDS NORTH 3):

Assistant Planner, Scott Quyle presented the staff report. Mr. Quyle explained that the request is to authorize a three-year time extension of previously approved Vesting Tentative Subdivision Map 2005-17 (VTSM 05-17). The previously approved tentative map would subdivide approximately 20 acres into 65 single family residential lots, an approximate 4 acre park and a pedestrian pass-through located 3700 Colorado Avenue (Stanislaus County APN 072-006-007). Mr. Quyle brought the Commissioners attention to the greensheet. Mr. Quyle explained that the greensheet revises Condition #46 of the resolution to be consistent with the road section standard established in the Northeast Turlock Master Plan.

Commissioner Pedroza asked how many additional people and cars the project would generate.

Senior Planner, Katie Quintero answered the project would add an additional 650 daily vehicle trips; however these additional vehicle trips were anticipated as part of the Northeast Turlock Master Plan and the roadways were designed to accommodate the anticipated traffic associated with the build-out of the master plan.

Christopher Tyler, representing the applicant, spoke in support of the project and made himself available to answer questions.

Commissioner Anderson asked for clarification of the roadways entering the subdivision.

Mr. Quyle provided the Commissioners with a diagram of the subdivision and identified

the roadways entering the subdivision.

PUBLIC HEARING:

Chairman Pedroza opened the public hearing.

Milt Trieweiler spoke in favor of the project. Mr. Trieweiler asked if the project would have meet current code requirements or the requirements in place when the map was originally approved in 2005.

Interim Director Eric Picciano answered that the homes would have to meet the code requirements effective at the time building permit applications are received.

Tom Mickelson addressed the Commission and expressed concern with the current traffic in the area and pointed out that there had been several accidents at the round-a-bouts. Mr. Mickelson asked for clarification regarding the terms of level of service for the roadways. Mr. Mickelson also noted that the landscaping is missing in the median along Berkeley.

Senior Planner Katie Quintero explained that the levels of service in terms of traffic on the roadways are similar to school grading with A being the best. Ms. Quintero explained that level of service at the build-out of the project would be a B. This level was anticipated in the master plan and the roadways were designed and constructed to handle the level of traffic anticipated at build-out of the master plan area.

Robert Puffer spoke in favor of the project and noted that the accidents are due to high speeds at the Round-a-bouts and that the construction of the new homes may actually encourage drivers to slow down.

Bob Boyd addressed the Commission and asked if Colorado would be widened to accommodate the traffic.

Ms. Quintero answered that Colorado would not be widened further and had been constructed to accommodate the anticipated traffic in the master plan area.

Hearing no further comments, Chairman Pedroza closed the public hearing.

MOTION: Motion by Commissioner Powers, seconded by Commissioner Reape granting a three-year time extension for Vesting Tentative Subdivision Map 2005-17 (VTSM 05-17 -Legends North 3) having determined that the project is "Categorically Exempt" from the provisions of CEQA §15162 Subsequent EIRs and Negative Declarations, having determined that the appropriate findings have been made, subject to the conditions of approval contained in draft Planning Commission Resolution 2017-19. Motion carried unanimously with Commissioner Dias absent.

H. OTHER MATTERS

None

I. COMMISSIONERS CONSIDERATION

1. Adoption of 2018 Planning Commission meeting calendar.

The Commissioners discussed the dates for the 2018 Planning Commission meetings, however, no motion was taken. The 2018 Planning Commission meeting calendar will be brought back to the Commission for adoption at the January 18, 2018 meeting.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

K. COMMISSIONERS COMMENTS

Commissioner Bettencourt asked about the property at Colorado and West Main were the assisted living facility is proposed and whether or not the property is for sale.

Katie Quintero answered that the applicant had applied for and been granted a one-year time extension for the assisted living project and added that staff is unaware whether or not the property is for sale.

Commissioner Bettencourt inquired about the cars speeding on Daubenberger by the ice rink and asked if staff had received any complaints.

Katie Quintero answered that the Planning staff had not received any calls or complaints regarding cars speeding on Daubenberger, however the Police department would be the appropriate city department to handle those types of calls.

Chairman Pedroza noted that this would be his last meeting as he has not asked to be reappointed to the Planning Commission. Chairman Pedroza expressed his appreciation for the work staff does, his fellow commissioners and added that he will miss serving on the commission.

L. STAFF UPDATES

None

M. ADJOURNMENT

Having no further business Chairman Pedroza adjourned the meeting at 7:26 p.m.

RESPECTFULLY SUBMITTED

Victor Pedroza
Commission Chairman

Katie Quintero
Senior Planner